

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, August 28, 2018, at 7:00 P.M., at the Township Municipal Building, 1929 Route 519, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

Robert Balogh, Chairman  
Marcus Staley, Vice-Chairman  
Bob Ross, Supervisor  
Harold Close, Supervisor  
Neil Kelly, Supervisor

ALSO ATTENDING THE MEETING

Andrew L. Walz, Manager-Secretary  
Gary Sweat, Solicitor  
Joe Sites, Engineer  
Deanna Kelly, Stenographer

Mr. Balogh called the meeting to order followed by the Pledge of Allegiance and Roll Call.

**PUBLIC  
COMMENTS**

Steven Victor from Victor Wetzel Associates.

At the public hearing last week, we made comments that we would make a comparative study as to the impact on the 3 to 1 slope. This is a comparison between the current 2 to 1 slope and the proposed to the 3 to 1 slope. From the street right-a-way there is a set of 25 to 35 feet where the house would sit. The standard for the backyard is 40 feet. The low side would be from the street and drops down and has a walk out basement. When you look at a cross section if the existing grade is at 10 percent but if you use the 3 to 1 slope on the high side you lose 13 feet from the backyard. The low side configuration with a 3 to 1 slope you lose seven feet. As the grade increases you lose more footage from the backyard. That makes the loss unsalable because the buyer is getting zero backyard.

The comments we were making is that it will have a significant impact. Mr. Victor showed slides on the Sunset Point, Creekside Crossing, and Laurel Landing plans. If you increase the slope, you cause more land disturbance and lose more salable lots.

**APPROVAL OF  
MINUTES**

June 19, 2018 Special Meeting – Peddlers Permit

A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve the minutes of the June 19, 2018 Special Meeting – Appeal Hearing (Suspension of peddlers permit).

ROLL CALL OF VOTES: 5 YES 0 NO

June 26, 2018 Special Meeting – Zoning Ordinance and Map

A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve the minutes of the June 26, 2018 Special Meeting - Public Hearing (Zoning Ordinance and Map).

ROLL CALL OF VOTES: 5 YES 0 NO

July 17, 2018 Special Meeting – Car Sales and Service

A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve the minutes of the July 17, 2018 Special Meeting - Public Hearing (Car Sales and Service).

ROLL CALL OF VOTES: 5 YES 0 NO

July 17, 2018 Special Meeting – Liquor License Transfer

A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve the minutes of the July 17, 2018 Special Meeting - Public Hearing (Liquor license transfer).

ROLL CALL OF VOTES: 5 YES 0 NO

July 17, 2018 Non-Legislative Meeting

A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve the minutes of July 17, 2018 Non-Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

July 24, 2018 Legislative Meeting

A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve the minutes of the July 24, 2018 Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

August 21, 2018 Special Meeting – Grading and Excavating Ordinance

A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve the minutes of the August 21, 2018 Special Meeting - Public Hearing (Grading and Excavation Ordinance).

ROLL CALL OF VOTES: 5 YES 0 NO

August 21, 2018 Non-Legislative Meeting

Minutes have been tabled due to unavailability.

**SOLICITOR'S REPORT**

None.

**ENGINEER'S REPORT**

None.

**MANAGER'S REPORT**

None.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

Township Purchase

A motion was made by Mr. Close, seconded by Mr. Ross, to approve the Townships purchase of parcel number 520-006-00-00-0007-00, 81 acres on State Route 519 in the Eighty-Four area for \$1,000,000.00.

ROLL CALL OF VOTES: 5 YES 0 NO

Finance Building Construction

A motion was made by Mr. Close, seconded by Mr. Kelly, to approve authorizing the Manager to begin the process of floating a Bond up to \$16 million with approval required from the Board of Supervisors for over \$10 million to finance new building construction with PiperJaffray.

ROLL CALL OF VOTES: 5 YES 0 NO

Walnut Grove Subdivision and Site Plans

A motion was made by Mr. Kelly, seconded by Mr. Close, to approve the Walnut Grove Final Subdivision and Site Plans, of the conservation subdivision consisting of 29 single family dwellings on a 23.1-acre parcel located on Thomas Road in an R-2 district, with the condition that no building permits will be issued until the pump station repairs have been made.

ROLL CALL OF VOTES: 5 YES 0 NO

Neill Subdivision Plan

A motion was made by Mr. Kelly, seconded by Mr. Ross, to approve the Neill Final Subdivision Plan for a two lot subdivision located on Wilson Road in an A-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2018-5 A motion was made by Mr. Kelly, seconded by Mr. Close, to approve Resolution 2018-5. This resolution amends the Agricultural Security Area to add parcel 520-004-00-00-0017-00 owned by Edward and June Malachosky.

ROLL CALL OF VOTES: 5 YES 0 NO

Calming Policy A motion was made by Mr. Close, seconded by Mr. Ross, to adopt a North Strabane Township Traffic Calming Policy.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2018-6, 2018-7, 2018-8 and 2018-9 A motion was made by Mr. Staley, seconded by Mr. Kelly, to approve Resolution 2018-6, 2018-7, 2018-8, and 2018-9, with each authorizing Andrew L. Walz to have signature authority for the following PennDOT projects:

- a. SR 519 Drainage Facilities
- b. Traffic signal at SR 519 and I-79 Northbound Ramps
- c. Traffic signal at SR 519 and I-79 Southbound Ramps
- d. Traffic signal at SR 519 and SR 980

ROLL CALL OF VOTES: 5 YES 0 NO

Summerbrooke Maintenance Bond A motion was made by Mr. Kelly, seconded by Mr. Staley, to approve the release of the maintenance bond for Summerbrooke, Phases 3, 4, and 5 in the amount of \$89,846.31.

ROLL CALL OF VOTES: 5 YES 0 NO

Regola Consulting LLC A motion was made by Mr. Close, seconded by Mr. Kelly, to approve authorizing the Manager to enter into an agreement ending December 31, 2018 with Regola Consulting, LLC in the amount of \$3,000/month to secure Federal and State Grant Financing for various infrastructure, public safety, and parks projects for North Strabane.

ROLL CALL OF VOTES: 5 YES 0 NO

Township Planning Coordinator A motion was made by Mr. Staley, seconded by Mr. Ross, to hire Anthony Ascioffa, 651 Southern Avenue Pittsburgh, PA 15211 as a full time Planning Coordinator effective October 1, 2018 at a salary of \$65,000.00 prorated with full benefits and subject to a six (6) month probationary period.

ROLL CALL OF VOTES: 5 YES 0 NO

Part-time Firefighters A motion was made by Mr. Staley, seconded by Mr. Ross, to hire John Storey, 382 Fry Hollow Road Hunker, PA 15639 effective September 4, 2018 at a base hourly rate of \$15.99, subject to a one (1) year probationary period.

Motion to hire Trevor Colwes, 7 Puskar Lane Canonsburg, PA 15317 effective September 4, 2018 at a base hourly rate of \$15.99, subject to a one (1) year probationary period.

Motion to hire Joseph Gubash 870 Peairs Road Elizabeth, PA 15037 effective September 4, 2018 at a base hourly rate of \$15.99, subject to a one (1) year probationary period.

Motion to hire Jason Tyger 120 Jerry Lane Wampum PA 16157 effective September 4, 2018 at a base hourly rate of \$15.99, subject to a one (1) year probationary period.

ROLL CALL OF VOTES: 5 YES 0 NO

Ordinance 377 A motion was made by Mr. Close, seconded by Mr. Ross, to table Ordinance No. 377. Said Ordinance would amend the Grading and

Excavation Ordinance, limiting the maximum permissible slope to 4:1 (3:1 with a soil stability analysis and geotechnical plan), removing utilities from said slopes, and removing storm water outfalls onto slopes.

ROLL CALL OF VOTES: 5 YES 0 NO

Ordinance 378

A motion was made by Mr. Close, seconded by Mr. Kelly, to advertise an adoption hearing for Ordinance No. 378 to be held September 25, 2018 at 6:45 P.M. Said ordinance would amend the Subdivision and Land Development Ordinance by requiring two permanent vehicular access points to any residential development of fifty (50) units or more.

ROLL CALL OF VOTES: 5 YES 0 NO

Base Stabilization Work

A motion was made by Mr. Close, seconded by Mr. Ross, to approve Change Order 1 for the base stabilization work on Linnwood Road and Industry Drive in the amount of \$111,152.80.

ROLL CALL OF VOTES: 5 YES 0 NO

Waive Conflict of Interest

A motion was made by Mr. Staley, seconded by Mr. Close, to reject granting Gateway Engineers request to waive conflict of interest to allow them to perform engineering on the proposed Rohrich Lexus dealership.

ROLL CALL OF VOTES: 5 YES 0 NO

Oak Grove Subdivision and Site Plans

A motion was made by Mr. Close, seconded by Mr. Kelly, to approve Oak Grove Preliminary Subdivision and Site Plan for a 23 lot subdivision located on Thomas Road in an A-1 district, conditioned upon compliance with NSTMA requirements and completion of the pump station.

ROLL CALL OF VOTES: 5 YES 0 NO

Purchase of Ballistic Helmets

A motion was made by Mr. Close, seconded by Mr. Ross, to authorize the Chief of Police to purchase 30 ballistic helmets, 25 for the Police Department and five (5) for Emergency Management at a cost of \$295.00 each.

ROLL CALL OF VOTES: 5 YES 0 NO

Washington Humane Society

A motion was made by Mr. Kelly, seconded by Mr. Close, to approve the Co-Applicant Agreement for a Highway Occupancy Permit for Enclosed Surface Storm Water Facilities for the Washington Area Humane Society.

ROLL CALL OF VOTES: 5 YES 0 NO

Liquor License Transfer

A motion was made by Mr. Close, to reject an application by Thomas Iannetta for an intra-state liquor license transfer to the BP Gas Station located at 100 McClelland Road in a C-1 Zoning District.

Motion fails for lack of a second.

A motion was made by Mr. Kelly, seconded by Mr. Balogh, to approve an application by Thomas Iannetta for an intra-state liquor license transfer to the BP Gas Station located at 100 McClelland Road in a C-1 Zoning District.

ROLL CALL OF VOTES: 4 YES 1 NO Mr. Close

Hours for Halloween

A motion was made by Mr. Close, seconded by Mr. Staley, to approve October 31, 2018 as Halloween from 6:00 P.M. to 8:00 P.M. as hours for trick or treat, and further authorize the expenditure of \$1,800.00 for the purchase of candy to be distributed by Police and Fire Departments.

ROLL CALL OF VOTES: 5 YES 0 NO

A motion was made by Mr. Staley, seconded by Mr. Kelly, to add to the agenda Item U. Authorizing the Township Manager to seek a third party geotechnical engineer.

ROLL CALL OF VOTES: 5 YES 0 NO

A motion was made by Mr. Kelly, seconded by Mr. Staley, to authorize the Township Manager to seek a third party geotechnical engineer.

ROLL CALL OF VOTES: 5 YES 0 NO

**CORRESPONDENCE** Mr. Walz stated we received correspondence from the County Association of Township Supervisors they will be holding their convention on October 4, 2018 at the Hilton Double Tree on Racetrack Road. The convention begins at 5:00 PM with a buffet at 6:00 PM and will continue until 9:00 PM. If you are interested in attending, please let me know.  
The Washington County Tax Collection District sent a letter to DCED because there is a movement in Harrisburg to do a study on moving EIT Collections from a County basis to a State basis.  
The Board authorized Gateway Engineers to do an analysis of No U Turns on Route 19 at Meadowbrook. They are recommending we do not make that a No U turn area.  
I received an e-mail from a resident that is concerned about 24-hour operation from Sunoco. They notified us that the project is underway per your approval.

**AUGUST 2018 BILL LIST** A motion was made by Mr. Close, seconded by Mr. Staley, to approve the August 2018 Bill List.

ROLL CALL OF VOTES: 5 YES 0 NO

**PUBLIC COMMENTS** Steven Victor from Victor Wetzel Associates.

I am here on behalf of Marty Gillespie, and I am sure he would be thanking you for considering keeping the question on the 3 to 1 slope open.

**REMARKS FROM SUPERVISORS** Mr. Ross questioned Mr. Sites if he spoke to PennDot about having the pipe open for Legacy Park?  
Mr. Sites has a call into Legacy Park. The pipe coming in and going out is 24 inches. It does need to be opened more.  
Mr. Kelly thanked Mr. Walz, Mr. Sweat, and Mr. Crumrine for all their work on obtaining the 84 property.

**ADJOURNMENT** A motion was made by Mr. Close, seconded by Mr. Staley, to adjourn the meeting at 7:43 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

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Robert F. Balogh, Chairman

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Andrew L. Walz, Manager-Secretary